

502, 733 14 Avenue SW  
Calgary, Alberta

MLS # A2202368



## \$304,900

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	819 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 683
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan		

**Inclusions:** Dishwasher, Electric Stove, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator, Window Coverings.

Welcome to Urban Living! This stunning 2-bedroom, 1-bathroom condo, located in the vibrant BeltLine community, offers the perfect fusion of style, convenience, and prime location. Just steps away from the lively 17th Avenue, you'll enjoy easy access to a selection of trendy coffee shops, gourmet restaurants, and chic retail shops, making it the ideal setting for those who appreciate the best of city living. Step inside to discover an inviting, open-concept living space, highlighted by hardwood floors throughout the main areas. The spacious kitchen is a true center piece, featuring extended countertops, appliances, and a charming breakfast nook—perfect for your morning coffee. The large balcony would be a nice place to hang out during summer, offering a serene escape while being right in the heart of downtown. The generously sized bedrooms will surely provide a cozy retreat after a long day. With a designated parking stall and storage locker included, convenience is guaranteed. And for those who enjoy staying active, the building features a fitness room. This condo seamlessly blends comfort with an unbeatable location, making it a must-see for anyone looking to experience downtown living at its best.